



# CLIFTON A. MARSHALL ARCHITECT, LTD.

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October 23, 2006

City of Las Vegas Planning and Development  
Development Services Center  
731 S. Fourth Street  
Las Vegas, NV 89101

RE: Justification Letter for a Parking Variance  
H.E.L.P. Las Vegas Housing Corp. II  
H.E.L.P. at Owens, Phase II (APN 139-27-502-015)  
1455 Main Street, Las Vegas, NV 89106

Dear Sir/Ma'am:

H.E.L.P. Las Vegas Housing Corp. II is a Las Vegas based affiliate of H.E.L.P. USA, a national non-profit organization specializing in affordable housing development, management and supportive services. In 2003, H.E.L.P. was approached by the City of Las Vegas to develop approximately two hundred units of affordable housing on the site at 1455 Main Street, Las Vegas, NV. Phase One consisting of seventy-five units is scheduled to be completed by the end of 2006. A parking variance was granted (VAR-5483) was granted to allow a reduction of parking from 107 spaces to 50 spaces.

Phase Two will consist of 50 units, 8 studios, 21 one bedroom units and 21 two bedroom units. Many of the same issues that allowed the granting of the parking variance in Phase One are also relevant in the proposed parking reduction in Phases Two and Three. These apartments will be occupied by residents with very limited incomes and many will not have an automobile. This site is served by the CAT Bus system and provides connections throughout the city.

HELP currently operates Bonanza View Apartments, located at Bonanza and 28<sup>th</sup> Street in Las Vegas. HELP issues parking permits to park onsite at their facility and in over two years very few permits have been issued. We believe the parking provided will be more than adequate to serve the residents of the project.

The development of HELP at Owens, Phase II will help address a variety of needs identified by the City of Las Vegas and Clark County. According to the Clark County Consolidated Plan, the development of affordable housing for low-income households is the highest priority for the City of Las Vegas. HELP has been providing affordable and supportive housing for low-income people since 1986. With a growing portfolio of over 2,000 housing units, HELP is emerging as one of the nation's leading non-profit developers of affordable housing.

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SDR-17748 12/07/06 PC



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HELP's approach has earned notoriety and to include designation by the United States Congress as a national Demonstration Program. The organization has won the endorsement of Congressional representatives, government and professional leaders, social service professionals and academic experts around the country.

This project will be an asset to the Las Vegas community. It will promote the health, safety and welfare of the community by providing quality affordable housing. I hope that you will support this very important project. If you have any questions, please feel free to contact me at 702-314-9400. Thank you for your attention.

Respectfully,

  
Clifton Marshall, AIA

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